



Community & Economic Development Division
Planning and Development Services
Current Planning Department
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Item No. 8
Topic: Self-Storage Facilities Design Guidelines
Action Requested: Review, discussion and direction
Meeting Date: 4/16/2020
From: Brad Carr, AICP, Development Review Board Liaison *RC*
CC: Tim Curtis, AICP, Current Planning Director

Background

Over a dozen self-storage facilities (aka internalized community storage) have been developed, or are in the process of development, in the city over the past 3 years. Self-storage facilities often have a unique building typology that requires special attention to massing, materials, site circulation and context. Currently, the city does not have guidelines that specifically address self-storage facilities, and often utilizes the city's overarching Sensitive Design Principles and general Commercial Design Guidelines to review these development proposals. At the February 6, 2020 meeting of the Development Review Board, members of the Development Review Board asked staff to review the implementation of design guidelines specific to self-storage facilities to provide specific guidelines for these facilities.

Discussion

To initiate a discussion of design guidelines for self-storage facilities, staff is presenting a draft of preliminary design guideline concepts for review and discussion by Board Members. The proposed concepts (Attachment #1) address specific design criteria in four areas of focus. Those include Site Design, Architectural Design, Lighting, and Landscaping. Staff is requesting the Board Members to provide feedback on the four areas of focus and any additional areas that staff may need to address.

Attachments

1. DRAFT Self-Storage Facilities Design Guideline Concepts

City of Scottsdale

Self-Storage Facilities Design Guidelines

DRAFT CONCEPTS VERSION 4/16/2020

OVERARCHING CONCEPTS

SITE DESIGN

Ensure Continuity of Site Development (Surrounding Context)
Provide Appropriate Access
Promote Efficient On-Site Circulation
Integrate Meaningful Open Space
Minimize Impacts of Building Equipment & Service Areas

BUILDING DESIGN

Complement Existing Development
Reduce Apparent Building Size & Mass
Discourage the Use of Corporate Identification in Building Architecture
Integrate Appropriate Climatic Responses to the Building Design
Provide Context-Appropriate Materials, Colors & Textures
Ensure Mechanical Systems and Screening are Appropriately Integrated

LIGHTING

Minimize Impacts of Buildings & Site Lighting
Limit the Use of Lighting at Window Openings
Enhance the Visual Process of Users

LANDSCAPING

Integrate Landscaping with the Overall Design Concept
Screen Offending Views and Buffer Sensitive Land Uses
Soften Appearance of Structures, and Blend Development into Larger Landscape
Establish a Human Scale in Pedestrian Areas